

Barbara Andersen
85 Twist Hill Road
Dunbarton, NH 03046

RE: Site Plan Review – Tom Giovagnoli (D6-04-02)

Kenneth Swayze, Co-chair
George Holt, Co-chair
Leslie Hammond, Selectmen Representative
Michael Guiney
Charles (Chuck) Frost
Alison Vallieres, Secretary
1011 School Street
Dunbarton, NH 03046

To the Dunbarton planning board,

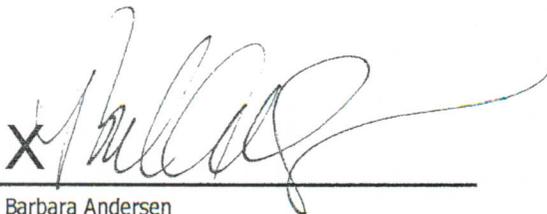
First I'd like to thank you for volunteering your time to sit on the planning board. I can't imagine this is an easy position to be in and this is not your fulltime job. Since the last meeting concerning this matter, I have had the opportunity to further educate myself on the process and proper steps when an individual home owner is requesting a change in use of their property.

This request should have been reviewed and approved by the zoning board prior to accepting the application at the planning board level. Instead you made the unilateral decision to accept this application under the basis that in NH, all property owners have the right to use their land for agricultural use, which is true, however in this case it goes beyond agricultural use to commercial use.

In the presentation on 10.16.13 by Pete and Gerry's they **specifically** identified the operation as commercial, specifically! I am not against local farming as the farmers from all over NH who attended the last meeting suggested. Personally I loved and miss the Twist of Fate Farm that was run by Jennifer Lamper (1220 Black Brook Road). It was a fantastic community farm, raising and selling chicken, turkey, beef, pork, eggs and in her store she offered local maple syrup, honey, cheese etc. Twist of Fate **purchased their own** "livestock" and sold it to their community. The operation proposed by Mr. G would have him *managing* 20 thousand chicken **owned by Pete and Gerry's** (not purchased by the land-owner) with scheduled pick-ups by Pete and Gerry's truckers – the entire operation is for the sole purpose of the commercial production and sale of eggs.

In this instance the Planning Board can do the right thing and deny this application and properly restart the application following the proper procedures or you can do it the wrong way which we will end up in court.

Sincerely,



X _____
Barbara Andersen

Kim & Merl Chapman
58 Jay Drive
Dunbarton, NH 03046

November 20, 2013

Mr. Kenneth Swayze, Co-Chairman
Town of Dunbarton Planning Board
1011 School Street
Dunbarton, NH 03046

Re: Tom Giovagnoli

Dear Mr. Swayze and Members of the Planning Board:

As you know we are abutters to Tom Giovagnoli, living at 58 Jay Drive. We continue to strongly feel that this project, this magnitude and the nature of this business does not fit the surrounding neighborhood!

Having said that....

We are sending you this letter to follow up with some of our concerns with Mr. Giovagnoli proposed chicken barn site plans as drawn by McCourt Engineering.

1. There has been nothing to address the drainage along the 1,400+ foot roadway that has a 64 foot elevation change.
2. The access road around barn, the design is flawed in when the snow falls off the roof it will block access. A 1' snow storm, with a 5/12 pitch roof will place approximately 600 + cubic yards of snow in the roadway on both sides of the building.
3. The contours are not represented of what the access roadway would really need to be built like. They show a 538 contour on the rear of the building running to a 530 contour with nothing shown in between. The existing contour in the back is supposed to be, according to McCourt Engineering plans is 540.
4. The proposed infiltration trench design would work for a level contour around outside of building, but the design is not as such. This will create a

surge of water, an over flow at the low end of the trench, causing a run off situation not an infiltration.

5. The existing condition plans states that the survey was performed on March 7, 2013, as an abutter, we can assure you that Mr. Giovagnoli has substantially changed the existing contours after this date.
6. The largest building in Dunbarton should certainly have more engineering and specifications required than just widening a pasture road.
7. We believe that there should be a paved apron at the access point onto Twist Hill road for heavy traffic turning out onto the road.

Again, we ask that you deny Mr. Giovagnoli's site plan. A plan that is riddled with too many questions with no answers. Mr. Giovagnoli continues to defy the town's rules and regulations. First starting construction with no permits and most recently, he does not feel he need to do the studies that you have requested. Mr. Giovagnoli does just what he feels and will continue with this chicken barn.

Respectfully,

Merl Chapman

Kim Chapman
Kim Chapman
Merl Chapman
58 Jay Drive
Dunbarton, NH

November 20, 2013

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SP

Town of Dunbarton
Members of the Planning Board

ATTACHMENT #8

Re: Thomas Giovagnoli
Proposed Chicken Farm

Dear Board Members:

Unfortunately, we are unable to attend the Planning Board Hearing this evening where the matter of a proposed Chicken Barn on the property of Thomas Giovaganoli of 57 Twist Hill Road will be continued.

At last month's meeting we stated our concerns and that is a matter of record. In addition to these concerns, we have further concerns with Mr. Giovagnoli's request for a waiver of the studies requested by the abutters at the last meeting. At this time, we would respectfully request that the board follow through on the requirements that these studies be completed. A project of this kind is a first for Dunbarton and we feel that all necessary steps should be taken to make sure that everything possible is done to protect the rights of all the citizens of this town.

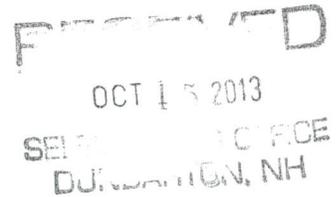
Thank you for your kind consideration,

Jan & Janice VandeBogart
10 Jay Drive
Dunbarton, NH 03046

October 15, 2013

Dunbarton Planning Board
1011 School Street
Dunbarton, NH 03046

Re: Tom Giovagnoli Site Plan Review



Dear Planning Board members,

I regret that I am unable to attend the site plan review hearing this evening to hear both the applicant's proposal and the public's reactions. I suspect that most of those in attendance will be opposed to this project. I have expressed reservations about my share of developments in this town, and I appreciate the concerns and their emotional content.

I do not have the advantage of hearing the presentation, but I believe commercial agriculture belongs in our town, and the site plan review process provides the opportunity to ensure good project design.

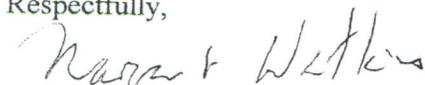
Agriculture was once central to the fabric of this community. Retaining rural character is a recurrent theme in Dunbarton's master plans, and farming has always been a defining feature of rural character.

The argument as I understand it is that this particular project is out of scale. The proposed barn, for example, is considerably larger than the standard cow or horse barn. It will house 20,000 laying hens, far more than the typical backyard homeowner's henhouse holds and the source of a lot of manure. But an appropriate scale for their particular business is what commercial farmers need to achieve in order to survive financially. And if people can't use their open land productively, ultimately it will be sold for development, eroding open space, shifting the landscape from rural to suburban, and raising taxes for everyone.

Pete and Gerry's is a large-scale organic egg producer that keeps production relatively small-scale by today's standards by contracting with many farmers to care for their hens. The farmer does not own the hens, and the owners of Pete and Gerry's, one of whom I have met, take a strong, sustained interest in how the farms housing their hens are operated. If we are going to allow for agriculture in Dunbarton, and I believe we should, then this project, with its internal checks as well as the planning board review process, is likely to be a good addition to our town.

In short, I support our zoning and believe the site plan review process is designed to deal with the concerns of abutters.

Respectfully,


Margaret Watkins